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9 *Attorneys for Plaintiff Wells Fargo Bank, N.A.*

10 **UNITED STATES DISTRICT COURT**

11 **DISTRICT OF NEVADA**

12 WELL'S FARGO BANK, N.A., a national
 13 banking association;

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a
 17 Nevada limited-liability company;
 SOUTHERN HIGHLANDS COMMUNITY
 18 ASSOCIATION, a Nevada non-profit
 corporation; TERRAZA HOMEOWNERS
 19 ASSOCIATION, a Nevada non-profit
 corporation; and ALESSI & KOENIG, LLC,
 20 a Nevada limited-liability company;

21 Defendants.

Case No.: 2:15-cv-00813-rfb-gwf

**STIPULATION AND ORDER TO
 DISMISS DEFENDANT TERRAZA
 HOMEOWNERS ASSOCIATION
 WITHOUT PREJUDICE**

22 Plaintiff Wells Fargo Bank, N.A. ("Wells Fargo"), by and through its counsel, the law
 23 firm of Snell & Wilmer L.L.P., together with Defendant Terraza Homeowners Association
 24 ("Terraza"), by and through its counsel, the law firm of Pengilly Robbins, hereby stipulate and
 25 agree as follows:

26 WHEREAS, Wells Fargo filed its Complaint (Docket #1) on April 30, 2015, alleging,
 27 *inter alia*, that Terraza had a recorded lien on the Property located at and identified as 3270 Sicily
 28 Heights Court, Las Vegas, Nevada 89141, APN 177-32-218-034 (the "Property"); and

1 WHEREAS, Terraza filed a Motion to Dismiss Complaint for Lack of Subject Matter
 2 Jurisdiction (“Motion to Dismiss”) on May 26, 2015 (Docket #9); and

3 WHEREAS, Terraza represents, and the Clark County Recorder’s website reflects, that
 4 Terraza has released the liens and claims no adverse interest in the Property; and

5 WHEREAS, no other party has asserted any cross-claims against Terraza;

6 NO THEREFORE, it is hereby stipulated and agreed by and between Wells Fargo and
 7 Terraza that:

8 1. Terraza is hereby dismissed from this action without prejudice; and
 9 2. Terraza withdraws its Motion to Dismiss (Docket #9) as moot; and
 10 3. Wells Fargo and Terraza will bear their own costs and fees.

11 Dated June 25, 2015.

12 SNELL & WILMER L.L.P.

13 By: /s/ Wayne Klomp
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 20 Attorneys for Defendant Terraza
 21 Homeowners Association

19 **ORDER**

20 IT IS SO ORDERED.



21 **RICHARD F. BOULWARE, II**
 22 United States District Judge

23 DATED: July 1, 2015.

24 Respectfully submitted by:

25 SNELL & WILMER L.L.P.

26 /s/ Wayne Klomp
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 31 Attorneys for Plaintiff Wells Fargo Bank, N.A.

CERTIFICATE OF SERVICE

1 I hereby certify that on June 25, 2015, I electronically filed the foregoing with the Clerk of
2 Court for the U.S. District Court, District of Nevada by using the Court's CM/ECF system.
3 Participants in the case who are registered CM/ECF users will be served by the CM/ECF system.

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21 DATED: June 25, 2015

22

/s/ Lara J. Taylor
23 An Employee of Snell & Wilmer L.L.P.
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